

NOTICE OF TELEPHONIC PLANNING COMMISSION MEETING CITY OF UNION GAP, WASHINGTON

NOTICE IS HEREBY GIVEN that on Tuesday, March 23, 2021 at 6:00 p.m., the Union Gap Planning Commissioners will conduct their regular Planning Commission meeting telephonically, via Zoom (see COVID-19 Public Meeting Procedures below).

COVID-19 Public Meeting Procedures: In accordance with current and ongoing proclamations by the Governor of the State of Washington, (particularly proclamation 20-28) guidance from the State Attorney General on requirements of the Open Public Meetings Act, directives from the State Health Department and Yakima Health District regarding COVID-19, the City of Union Gap has determined that Planning Commission meetings will be conducted telephonically via GoToMeeting until the Governor's Stay at Home order has been lifted.

All interested persons may call-in using the phone number and access code below to listen to the Planning Commission meeting.

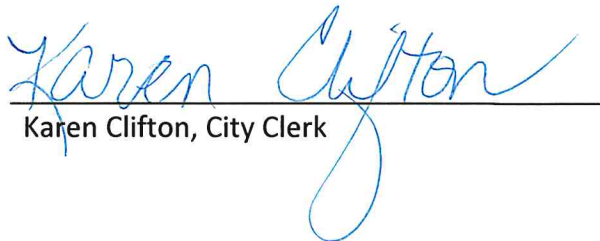
To attend telephonically via Zoom: On March 23, 2021 at 6:00 p.m., dial the number below, and follow the prompts:

Phone Number:	1 253 215 8782
Meeting ID:	835 7689 1486
Passcode:	205314

Or join from your computer, tablet or smartphone:

<https://us02web.zoom.us/j/83576891486?pwd=N2JpZ25OUGF5V1NEMnhXR1VwaU9pUT09>

Dated the 18th day of March 2021.


Karen Clifton, City Clerk

CITY OF UNION GAP
PLANNING COMMISSION AGENDA
REGULAR MEETING OF
March 23, 2021
AT 6:00 P.M

I.	<u>CALL TO ORDER</u>	Mike Moore, Chairman
	A. Roll Call	
	B. Approval of Minutes from Regular Meeting of February 23, 2021	

II.	<u>REGULAR MEETING</u>	
	A. Shoreline Master Program <i>Action: Motion to forward to Hearing Examiner</i> <u><i>*Please have SMP Draft Available*</i></u>	Jeff Watson, YVCOG Planner
	B. Discussion Regarding Updated Building Codes <i>Action: Informative</i>	Jason Cavanaugh, Building Official

III.	<u>NEXT MEETING AGENDA</u> APRIL 27, 2021	Mike Moore, Chairman
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IV.	<u>MEETING ADJOURNMENT</u>	Mike Moore, Chairman
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UNION GAP PLANNING COMMISSION
REGULAR MEETING OF
February 23, 2021

Call to Order:

The Regular Meeting of the Union Gap Planning Commission was called to order by Chairman Moore at 6:07 p.m.

Planning Commission Members Present:

Chairman Mike Moore, Commissioner Jeff Shoemaker, and Commissioner Imelda Vargas were present.

Staff Present:

Dennis Henne, PW & CED Director; David Dominguez, City Engineer; Lynn Deitrick, YVCOG Planner; Jason Cavanaugh, Building Official; and Jenny Valle, Administrative Secretary were present.

APPROVAL OF MINUTES:

Motion made by Commissioner Shoemaker, second by Commissioner Vargas to approve the Regular & Study Session Meeting minutes of January 26, 2021: Motion carried unanimously.

Regular Meeting:

Chairman Moore began meeting by introducing the first item on the agenda, Shoreline Master Program, SMP. Planner Deitrick began his presentation by stating that the SMP required a periodic review to make sure that the SMP complied with state rules and to assure consistency with development regulations. Planner Deitrick continued by adding that the City had adopted the County's SMP but that now the City would like to adopt the SMP to its City codes. Planner Deitrick informed Commissioners that YVCOG would be hosting a virtual public open house on March 11 and it would include all cities YVCOG has been assisting on updating their SMP's. Planner Deitrick asked if Commissioners had any questions or concerns. Chairman Moore stated that SMP looked pretty good and he didn't have any concerns.

Chairman Moore asked if Planner Deitrick could explain the table on the Shoreline Map. Planner Deitrick answered that those uses were explained throughout the SMP and that there would be uses allowed outlined for those particular areas. Chairman Moore asked if anyone had any questions regarding SMP. Commissioner Shoemaker stated that he was satisfied with the SMP the way that it was being presented. Chairman Moore stated that the SMP would be tabled until the March meeting and at that meeting Commissioners would vote to motion forward.

Chairman Moore moved onto the next item on the agenda, Mobile Food Vendors Ordinance. Director Henne stated that when this ordinance was presented to Commissioners, staff was not really satisfied with the format of the draft as it was not being presented as a law but more of a questionnaire, so the City is asking Commissioners to rescind their motion to forward to Council. Chairman Moore asked for a motion to rescind proposed amendments to Council, motion by Commissioner Shoemaker, second by Commissioner Vargas: Motion carried unanimously.

Commissioner Shoemaker stated that if in the future the City was not really prepared to move an item to the next phase to let the Commissioners know. Chairman Moore asked if in the future the City could have ordinances reviewed by legal before taking to Commissioners for motions to send to Council, to avoid the run around. Director Henne stated that ordinance had been looked at by the City Attorney for compliance, but it was more of a personal preference due to the formatting of the ordinance.

MEETING ADJOURNED:

There being no further discussion, meeting adjourned at 6:35 p.m.

Chairman, Mike Moore

ATTEST:

Jenny Valle, Administrative Secretary

13.04.010 - Adoption.

Except as amended and/or modified by this code, the Washington State Fire Code 2018 edition, based on the International Fire Code, is adopted by reference as regulations of the city, governing conditions hazardous to life and property from fire and explosion, and shall have the same force and effect as if it is fully set forth in this chapter.

(Ord. No. 2682, 6-14-10; Ord. No. 2843, 1-27-14; Ord. No. 2903, § 1, 7-25-16)

13.04.015 - Adoption of appendices.

Pursuant to Section 101.2.1 of the Washington State Fire Code 2018 Edition, the following appendices are adopted;

Appendix B, Fire Flow for Buildings

Appendix C, Fire Hydrant Locations and Distribution

Appendix D, Fire Apparatus Access Roads

(Ord. No. 2682, 6-14-10; Ord. No. 2843, 1-27-14; Ord. No. 2903, § 1, 7-25-16)

Chapter 13.08 – AMENDMENTS

Sections:

13.08.010 Amendments to Section 109 – Board of Appeals

~~13.08.040 Amendments to Section 508.5.1 – Fire Hydrant Systems~~

~~13.08.050 Amendments to Section 903.1.2 – Fire Control Room~~

13.08.060 Amendments to Section 912.2.1 – Remote Fire Department Connection

13.08.010 - Amendment to Section 109—Board of appeals.

Amend Section 109 of the 2018 Washington State Fire Code, board of appeals to read as follows:

109.1 General. The City's hearing examiner shall act as the board of appeals under the International Fire Code. The hearing examiner may adopt rules of procedure for conducting business and shall render all decisions and findings in writing to the appellant, with a duplicate copy to the building official. Copies of all rules and regulations adopted shall be delivered to the building official, who shall make them freely accessible to the public.

109.2 Limitations on Authority. The board of appeals shall have no authority relative to interpretation of the administration of this code nor shall the board be empowered to waive requirements of this code.

109.3 Appeals. Decisions of the hearing examiner shall be final unless appealed to the Union Gap City Council pursuant to UGMC Chapter 18.70. The Land Use Petition Act, RCW 36.70C, shall govern appeals of council decisions as to appellate procedure and deadlines.

~~13.08.040 Amendment to Section 508.5.1 – Fire hydrant systems.~~

~~Section 508.5.1, fire hydrant systems is hereby repealed.~~

~~(Ord. No. 2682, 6-14-10)~~

~~13.08.050 Addition to Section 903.1.2 – Fire Control Room~~

~~Add the following as Section 903.1.2, fire control room:~~

~~—Fire Control Room. In all buildings in which automatic sprinklers are installed, a room shall be provided separating all sprinkler risers, fire alarm control panels and equipment from the remainder of the building. The separation shall consist of sheet rock or fencing material with the height of at least~~

~~eight feet fully enclosing and separating the room. Increased separation may be required by the fire chief or his designee. Access from the inside of the building shall be limited and only installed at the discretion of the Fire Chief or his designee. The Fire Control Room shall be provided with an exterior door access for fire department use.~~

(Ord. No. 2682, 6-14-10)

13.08.060 - Amendment to Section 912.2.1—Remote fire department connection.

Amend Section 912.2.1, remote fire department connection to read as follows:

Visible Location. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire code official. When an FDC is remote from the building, all visible FDC piping shall be painted red in color. The fire department connection shall also be labeled with the address of the sprinkled building with a minimum of 3-inch reflective letters contrasting to the background. A fire hydrant with the adequate fire flow for the building shall be provided within 75 feet of the fire department connection.

(Ord. No. 2682, 6-14-10)

Chapter 13.18 – Fee Schedule

13.18.010 - Community risk reduction program fees.

(a) Required construction permits, operational permits, plan review, and inspection fees pursuant to the **Washington State Fire Code, 2018 edition**, and other fees associated with the provision of fire services within the city are established as set forth in attachment hereto [attached to Ordinance 2748], which by this reference, is fully incorporated herein.

Actual costs, including administrative and overhead costs, shall be charged for the use of outside consultants for plan checking, inspections, or both.

(b) Fee adjustments. Fees established under this chapter shall be adjusted in January of each year to reflect an increase based on the consumer price index, (CPI-U Seattle - Tacoma area), and the fees established under this chapter shall be increased on this basis annually for each succeeding year. (c) Waiver of certain fees for inspection of existing occupancies based on square footage. Fees set forth in the community risk reduction - fee schedule relating to "fire inspections for existing occupancies" based upon square footage may be waived where, upon inspection, there is found to be less than five violations within the structure or occupancy that is subject to the inspection. This waiver is not applicable to any other fees set forth in the community risk reduction program - fee schedule.

(Ord. No. 2682, 6-14-10; Ord. No. 2748, § 1, 10-24-11)

Chapter 14.04

ADOPTION OF REFERENCED CODES

14.04.010 - Adoption of referenced codes.

14.04.020 – Priorities

14.04.010 Adoption of referenced codes.

The City of Union Gap hereby adopts the following codes, as adopted and maintained by the State Building Code Council in Chapter 51-50 WAC and as modified by the amendments, additions, deletions, and exceptions provided in this chapter for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, including permits and penalties. **Any reference to the International Building Code, the building code, the Washington State Building Code, or this code shall mean the 2018 Washington State Building Code as referred to herein.**

(a) **The 2018 Washington State Building Code, as published by the International Code Council, Inc.** The following appendices are specifically adopted:

Appendix E, Supplementary Accessibility Requirements

Appendix G, Flood-Resistant Construction

Appendix H, Signs

Appendix I, Patio Covers

Appendix J, Grading

(b) **The 2018 Washington State Residential Code as published by the International Code Council, Inc.,** provided that IRC Chapters 11 and 25 through 43 are not adopted. The following appendices are specifically adopted:

Appendix F, Radon Control Methods

~~Appendix G, Swimming Pools, Spas & Hot Tubs~~

Appendix H, Patio Covers

Appendix Q, Tiny Homes

(c) **The 2018 Washington State Mechanical Code as published by the International Code Council, Inc.** The following appendices are specifically adopted:

Appendix A, Chimney Connector Pass-Through(s)

(d) Except as provided in RCW 19.27.170, **the 2018 edition of the Uniform Plumbing Code**, including Appendices A, B, and I, published by the International Association of Plumbing and Mechanical Officials, is hereby adopted by reference with the following additions, deletions and exceptions, provided that chapters 12 and 15 of this code are not adopted. Provided, further, that those requirements of the Uniform Plumbing Code relating to venting and combustion air of fuel fired appliances as found in chapter 5 and those portions of the code addressing building sewers are not adopted.

(e) The rules adopted by the Washington State Building Code Council establishing standards for making buildings and facilities accessible to and usable by the physically disabled or elderly persons as provided in RCW 70.92.100 through 70.92.160.

- (f) **The 2018 International Fuel Gas Code as published by the International Code Council, Inc.**
 - (g) The 2015 International Property Maintenance Code as published by the International Code Council, Inc.
 - (h) **The 2018 Washington State Existing Building Code as published by the International Code Council, Inc.**
 - (i) **The 2018 Washington State Energy Code – Commercial Provisions**
 - (j) **The 2018 Washington State Energy Code – Residential Provisions**
 - (k) **The 2018 Washington State Existing Building Code as published by the International Existing Building Code**
- (Ord. 2557 Art. I (part), 2008: Ord. 2437 § 1 (part), 2004)
(Ord. No. 2685, art. I, 7-12-10; Ord. No. 2844 , § 1, 1-27-14; Ord. No. 2902 , § 1, 7-11-16)

14.04.020 - Priorities.

In case of conflict among the codes adopted by reference by the city of Union Gap in this title and elsewhere, the priorities specified in RCW 19.27.031 shall apply. In case of conflict among the codes enumerated in Sections 14.04.010(a) through (d) the first named code shall govern over those following.

Chapter 14.05 - AMENDMENTS TO ADOPTED CODES

- 14.05.010 – Washington State Building Code (IBC).**
- 14.05.020 – Washington State Residential Code (IRC).**
- 14.05.030 – Washington State Mechanical Code (IMC).**
- 14.05.040 - Uniform Plumbing Code (UPC).**
- 14.05.050 – International Fuel Gas Code (IFGC).**
- 14.05.060 - Washington State Energy Code – Commercial Provisions**
- 14.05.070 – Washington State Energy Code – Residential Provisions**
- 14.05.080 - International Property Maintenance Code (IPMC).**
- 14.05.090 - Uniform sign code.**
- 14.05.100 – Washington State Existing Building Code**

14.05.010 – Washington State Building Code (IBC)

Delete IBC Section 105.2.1.

Amend IBC Section 113, Board of Appeals to read as follows:

113.1 General. The City's Hearing Examiner shall act as the board of appeals under the International Building Code. The Hearing Examiner may adopt rules of procedure for conducting business and shall render all decisions and findings in writing to the appellant, with a duplicate copy to the Building Official. Copies of all rules and regulations adopted shall be delivered to the Building Official, who shall make them freely accessible to the public.

113.2 Limitations on Authority. The board of appeals shall have no authority relative to interpretation of the administration of this code nor shall the board be empowered to waive requirements of this code.

113.3 Appeals. Decisions of the Hearing Examiner shall be the final City decision on the matter. The Land Use Petition Act, RCW 36.70C, shall govern appeals of hearing examiner decisions as to appellate procedure and deadlines.

Add the following as IBC section 424:

424.1 General

424.1.1 Purpose. The purpose of this section is to establish minimum standards of safety for the construction and use of controlled atmosphere storage buildings and shall supersede other similar requirements in other chapters of this code.

424.1.2 Scope. The provisions of Section 424 shall apply to buildings or structures defined herein as controlled atmosphere storage buildings and shall supersede other similar requirements in other chapters of the code.

424.1.3 Definitions. For the purpose of this chapter, certain terms are defined as follows:

CONTROLLED ATMOSPHERE STORAGE BUILDING is a building used solely for storage of agricultural products in refrigerated rooms where the room atmosphere is maintained at an oxygen content not exceeding 14% with the remainder being nitrogen, carbon dioxide or similar gas which will not support combustion.

424.1.4 Applicability of other provisions. Except as required by this chapter, controlled atmosphere storage buildings shall meet all provisions of this code applicable to buildings classified as Group S, Division 2 occupancies.

424.2 Automatic Fire-Extinguishing Systems

424.2.1 Automatic fire-extinguishing systems required by section 903 need not be provided when the controlled atmosphere storage building complies with the allowable height and building area of Section 503.

424.3 Means of Egress

424.3.1 Maximum allowable occupant load for a controlled atmosphere storage building shall be 9.

424.3.2 Exit doors serving controlled atmosphere storage buildings and rooms and spaces within such buildings need not comply with the requirements of Section 1014 when building operations are conducted in accordance with the following:

1.

When the building or portions of the building are occupied and contain a normal outdoor atmosphere, doors giving access to the building or such portions of the building shall remain open.

424.4 Smoke and Heat Venting

424.4.1 Controlled atmosphere storage buildings need not comply with the requirements of Section 910.

424.5 Standpipes

424.5.1 Controlled atmosphere storage buildings need not comply with the requirements of Section 905.

(Ord. 2557 Art. I(part), 2008; Ord. 2437, § 1, (part), 2004)

(Ord. No. 2685, art. I, 7-12-10)

• 14.05.020 – Washington State Residential Code (IRC)

Amend IRC Section 105.2, Work Exempt from Permit to read as follows:

R105.2 Work Exempt from Permit. Exemption from permit requirements of this code shall not be deemed to grant authorization for any works to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached non-habitable accessory structures used as tool and storage sheds, play houses and similar uses, provided the floor area does not exceed 200 square feet.

2. Retaining walls that are over 4 feet in height measured from the bottom of the footing to the top of the retained material, unless supporting a surcharge.
3. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18,920 L) and the ratio of height to diameter or width does not exceed 2 to 1.
4. Sidewalks and driveways.
5. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
6. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
7. Swings and other playground equipment.
8. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
9. Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the main exit door required by Section R311.4.

The remainder of Section 105.2 of the Washington State Building Code is adopted by reference.

Amend IRC Section R112, Board of Appeals to read as follows:

R112.1 General. The City's Hearing Examiner shall act as the board of appeals under the International Residential Code. The Hearing Examiner may adopt rules of procedure for conducting business and shall render all decisions and findings in writing to the appellant, with a duplicate copy to the Building Official. Copies of all rules and regulations adopted shall be delivered to the Building Official, who shall make them freely accessible to the public.

R112.2 Limitations on authority. The board of appeals shall have no authority relative to interpretation of the administration of this code nor shall the board be empowered to waive requirements of this code.

R112.3 Appeals. Decisions of the Hearing Examiner shall be the final City decision on the matter. The Land Use Petition Act, RCW 36.70C, shall govern appeals of hearing examiner decisions as to appellate procedure and deadlines.

(Ord. 2557 Art. I(part), 2008; Ord. 2437, § 1(part), 2004)

(Ord. No. 2685, art. I, 7-12-10)

- **14.05.030 – Washington State Mechanical Code (IMC)**

Amend IMC Section 109, Means of Appeal to read as follows:

109.1 General. The City's Hearing Examiner shall act as the board of appeals under the International Mechanical Code. The Hearing Examiner may adopt rules of procedure for conducting business and shall render all decisions and findings in writing to the appellant, with a duplicate copy to the Building Official. Copies of all rules and regulations adopted shall be delivered to the Building Official, who shall make them freely accessible to the public.

109.2 Limitations on authority. The board of appeals shall have no authority relative to interpretation of the administration of this code nor shall the board be empowered to waive requirements of this code.

109.3 Appeals. Decisions of the Hearing Examiner shall be the final City decision on the matter. The Land Use Petition Act, RCW 36.70C, shall govern appeals of hearing examiner decisions as to appellate procedure and deadlines.

(Ord. 2557 Art. I(part), 2008; Ord. 2437, § 1(part), 2004)

(Ord. No. 2685, art. I, 7-12-10)

- **14.05.040 - Uniform Plumbing Code (UPC).**

Add the following as UPC Section 107.0, Board of Appeals:

107.1 General. The City's Hearing Examiner shall act as the board of appeals under the Uniform Plumbing Code. The Hearing Examiner may adopt rules of procedure for conducting business and shall render all decisions and findings in writing to the appellant, with a duplicate copy to the Building Official. Copies of all rules and regulations adopted shall be delivered to the Building Official, who shall make them freely accessible to the public.

107.2 Limitations on authority. The board of appeals shall have no authority relative to interpretation of the administration of this code nor shall the board be empowered to waive requirements of this code.

107.3 Appeals. Decisions of the Hearing Examiner shall be the final City decision on the matter. The Land Use Petition Act, RCW 36.70C, shall govern appeals of hearing examiner decisions as to appellate procedure and deadlines.

Add the following as UPC Section 724:

724.0 Sewer Monitoring Equipment and Monitoring Stations.

724.1 A discharger of non-domestic effluent or wastewater may, at the discretion of the Director of Public Works, be required to provide the following:

1. Monitoring equipment to allow the inspection, sampling and flow measurement of all discharges into the sewer system; and, or,
2. A monitoring station as specified by the Director of Public Works that allows the City to inspect and collect wastewater samples from specified discharge points.

724.2 Monitoring and equipment and monitoring stations shall normally be situated on the discharger's premises at a location affording access to city personnel except, if such a location is impractical or causes undue hardship, the City, at the discretion of the Director of Public Works, may allow such equipment and or station to be installed in an accessible public street or sidewalk area.

724.3 A monitoring station may be considered an approved manhole in accordance with UPC 719.6. (Ord. 2557 Art. I(part), 2008; Ord. 2437, § 1(part), 2004)
(Ord. No. 2685, art. I, 7-12-10)

- **14.05.050 - International Fuel Gas Code (IFGC).**

Amend IFGC Section 109, Means of Appeal to read as follows:

109.1 General. The City's Hearing Examiner shall act as the board of appeals under the International Fuel Gas Code. The Hearing Examiner may adopt rules of procedure for conducting business and shall render all decisions and findings in writing to the appellant, with a duplicate copy to the Building Official. Copies of all rules and regulations adopted shall be delivered to the Building Official, who shall make them freely accessible to the public.

109.2 Limitations on authority. The board of appeals shall have no authority relative to interpretation of the administration of this code nor shall the board be empowered to waive requirements of this code.

109.3 Appeals. Decisions of the Hearing Examiner shall be the final City decision on the matter. The Land Use Petition Act, RCW 36.70C, shall govern appeals of hearing examiner decisions as to appellate procedure and deadlines.

(Ord. 2557 Art. I(part), 2008; Ord. 2437, § 1(part), 2004)
(Ord. No. 2685, art. I, 7-12-10)

- **14.05.060 - Washington State Energy Code – Commercial Provisions.**

Amend Washington State Energy Code – Commercial Provisions C109, Board of Appeals to read as follows:

C109.1 General. The City's Hearing Examiner shall act as the board of appeals under the International Fuel Gas Code. The Hearing Examiner may adopt rules of procedure for conducting business and shall render all decisions and findings in writing to the appellant, with a duplicate copy to the Building Official. Copies of all rules and regulations adopted shall be delivered to the Building Official, who shall make them freely accessible to the public.

C109.2 Limitations on authority. The board of appeals shall have no authority relative to interpretation of the administration of this code nor shall the board be empowered to waive requirements of this code.

C109.3 Appeals. Decisions of the Hearing Examiner shall be the final City decision on the matter. The Land Use Petition Act, RCW 36.70C, shall govern appeals of hearing examiner decisions as to appellate procedure and deadlines.

- **14.05.070 – Washington State Energy Code – Residential Provisions.**

Amend Washington State Energy Code – Residential Provisions R109, Board of Appeals to read as follows:

R109.1 General. The City's Hearing Examiner shall act as the board of appeals under the International Fuel Gas Code. The Hearing Examiner may adopt rules of procedure for conducting business and shall render all decisions and findings in writing to the appellant, with a duplicate copy to the Building Official. Copies of all rules and regulations adopted shall be delivered to the Building Official, who shall make them freely accessible to the public.

R109.2 Limitations on authority. The board of appeals shall have no authority relative to interpretation of the administration of this code nor shall the board be empowered to waive requirements of this code.

R109.3 Appeals. Decisions of the Hearing Examiner shall be the final City decision on the matter. The Land Use Petition Act, RCW 36.70C, shall govern appeals of hearing examiner decisions as to appellate procedure and deadlines.

- **14.05.080 - International Property Maintenance Code (IPMC).**

Amend IPMC Section 111, Means of Appeal, to read as follows:

111.1 General. The City's Hearing Examiner shall act as the board of appeals under the International Property Maintenance Code. The Hearing Examiner may adopt rules of procedure for conducting business and shall render all decisions and findings in writing to the appellant, with a duplicate copy to the Building Official. Copies of all rules and regulations adopted shall be delivered to the Building Official, who shall make them freely accessible to the public.

111.2 Limitations on authority. The board of appeals shall have no authority relative to interpretation of the administration of this code nor shall the board be empowered to waive requirements of this code.

111.3 Appeals. Decisions of the Hearing Examiner shall be the final City decision on the matter. The Land Use Petition Act, RCW 36.70C, shall govern appeals of hearing examiner decisions as to appellate procedure and deadlines.

Add the following sections to IPMC Chapter 3 General Requirements.

Section 310 Drug Properties and Structures. It is hereby declared that any building, structure and/or associated property, identified by the City of Union Gap Chief of Police, wherein or upon which the manufacture, distribution, production or storage of illegal drugs or the precursors to create illegal drugs has taken place in a manner which could endanger the public, such building, structure and/or associated property is not only a dangerous property as defined by the City of Union Gap but is also a classification of property calling for the special procedures set forth in this section. The Building Official is authorized to abate such dangerous buildings, structures, and/or associated properties in accordance with the dangerous building procedures set forth in this code and Washington statute, RCW 64.44.010, with the following modifications:

310.1. Due to public safety hazard in drug production facilities, the utilities shall be disconnected;

310.2. Building(s) and structures shall be inspected to determine compliance with all City ordinances and codes;

310.3. Building(s) and any entry gates to the property shall be secured against entry in the manner set forth in this code;

310.4. No reconnection of utilities or occupancy of the building(s), structures or property shall be allowed until all violations have been successfully addressed, all dangerous conditions abated and a notice of release for re-occupancy has been received from the health department and sheriff's office; and

310.5. If dangerous conditions cannot be abated, occupancy shall be prohibited. Resolution of said property shall be in conformance with RCW 35.80A.010, condemnation of blighted property.

311. Blighted Property. In conformance with RCW 35.80A.010, the City of Union Gap may acquire by condemnation, in accordance with the notice requirements and other procedures for condemnation provided in Title 8 RCW, any property, dwelling, building, or structure which constitutes a blight on the surrounding neighborhood. A "blight on the surrounding neighborhood" is any property, dwelling, building, or structure that meets any two of the following factors:

311.1 If a dwelling, building, or structure exists on the property, the dwelling, building, or structure has not been lawfully occupied for a period of one year or more;

311.2 The property, dwelling, building, or structure constitutes a threat to the public health, safety, or welfare as determined by the Mayor of the City of Union Gap or designee; or

311.3 The property, dwelling, building, or structure is or has been associated with illegal drug activity during the previous twelve months. Prior to such condemnation, the City of Union Gap City Council shall adopt a resolution declaring that the acquisition of the real property described therein is necessary to eliminate neighborhood blight. Condemnation of property, dwellings, buildings, and structures for the purposes described in this chapter is declared to be for a public use.

(Ord. 2557 Art. I(part), 2008; Ord. 2437, § 1(part), 2004)

(Ord. No. 2685, art. I, 7-12-10)

- **14.05.090 - Uniform sign code.**

Reserved.

- **14.05.100 – Washington State Existing Building Code**

Amend Section 112 – Board of Appeals to read as follows:

112.1 General. The City's Hearing Examiner shall act as the board of appeals under the International Property Maintenance Code. The Hearing Examiner may adopt rules of procedure for conducting business and shall render all decisions and findings in writing to the appellant, with a duplicate copy to the Building Official. Copies of all rules and regulations adopted shall be delivered to the Building Official, who shall make them freely accessible to the public.

112.2 Limitations on authority. The board of appeals shall have no authority relative to interpretation of the administration of this code nor shall the board be empowered to waive requirements of this code.

112.3 Appeals. Decisions of the Hearing Examiner shall be the final City decision on the matter. The Land Use Petition Act, RCW 36.70C, shall govern appeals of hearing examiner decisions as to appellate procedure and deadlines.

APPENDIX Q

TINY HOUSES

This provisions contained in this appendix are adopted statewide.

User note:

About this appendix: Appendix Q relaxes various requirements in the body of the code as they apply to houses that are 400 square feet in area or less. Attention is specifically paid to features such as compact stairs, including stair handrails and headroom, ladders, reduced ceiling heights in lofts and guard and emergency escape and rescue opening requirements at lofts.

SECTION AQ101 GENERAL

AQ101.1 Scope. This appendix shall be applicable to *tiny houses* used as single dwelling units. *Tiny houses* shall comply with this code except as otherwise stated in this appendix.

SECTION AQ102 DEFINITIONS

AQ102.1 General. The following words and terms shall, for the purposes of this appendix, have the meanings shown herein. Refer to Chapter 2 of this code for general definitions.

EGRESS ROOF ACCESS WINDOW. See Chapter 2.

LANDING PLATFORM. See Chapter 2.

SLEEPING LOFT. See Chapter 2.

TINY HOUSE. A dwelling that is 400 square feet (37 m²) or less in floor area excluding sleeping lofts.

SECTION AQ103 CEILING HEIGHT

AQ103.1 Minimum ceiling height. *Habitable space* and hallways in *tiny houses* shall have a ceiling height of not less than 6 feet 8 inches (2032 mm). Bathrooms, toilet rooms and kitchens shall have a ceiling height of not less than 6 feet 4 inches (1930 mm). Obstructions including, but not limited to, beams, girders, ducts and lighting, shall not extend below these minimum ceiling heights.

Exception: Ceiling heights in *lofts* are permitted to be in accordance with Section R326.

SECTION AQ104 ENERGY CONSERVATION

AQ104.1 Air leakage testing. The air leakage rate for *tiny houses* shall not exceed 0.30 cfm at 50 Pascals of pressure per foot of the dwelling unit enclosure area. Testing shall be conducted in accordance with RESNET/ICC 380, ASTM E779 or ASTM E1827 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Where required by the code official, testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing

shall be performed after the continuous air barrier, including all penetrations, is completed and sealed.

During testing:

1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weather stripping or other infiltration control measures.
2. Dampers including exhaust, intake, makeup air, back-draft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
3. Interior doors, if installed at the time of the test, shall be open.
4. Exterior louvers for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
5. Heating and cooling systems, if installed at the time of the test, shall be turned off.
6. Supply and return registers, if installed at the time of the test, shall be fully open.

AQ104.1.1 Whole-house mechanical ventilation. Where an air leakage rate not exceeding 0.30 cfm per ft of the dwelling unit enclosure area in accordance with Section AQ106.1 is provided, the *tiny house* shall be provided with whole-house mechanical ventilation in accordance with Section M1505.4.

SECTION AQ105 EMERGENCY ESCAPE AND RESCUE OPENINGS NOT ADOPTED

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Building Permit

Permit Number	Name	Description	Valuation	Date Issued	FeeTotal	Total Paid
2021.0026.BP0005	VALMAX LLC, 1209 E WASHINGTON AVE 19133223412	THE PROPOSED PROJECT IS A TENANT IMPROVEMENT TO AN EXISTING BUILDING FOR GENERAL RETAIL	50,000.00	02/24/2021	1,086.96	1,086.96
Contractor	VALMAX LLC,					
2021.0029.BP0006	BEAUCHENE MYRON 1806 MCNAIR AVE 19133212509	COVERING THE 20X30 CARPORT AND ADDING A DOOR	1,200.00	03/05/2021	81.41	81.41
Contractor	BEAUCHENE MYRON					
Totals:	2		51,200.00		1,168.37	1,168.37

Class Two

Permit Number	Name	Description	Valuation	Date Issued	FeeTotal	Total Paid
2021.0024.C20001	FLORES ROMAN 2108 ROCK AVENUE 19133133538	SINGLE FAMILY CONVERTED TO DUPLEX		02/24/2021	736.61	736.61
Contractor	FLORES ROMAN					
Totals:	1				736.61	736.61

Civil Plan Review

Permit Number	Name	Description	Valuation	Date Issued	FeeTotal	Total Paid
Totals:						

Fire Alarm Permit

Permit Number	Name	Description	Valuation	Date Issued	FeeTotal	Total Paid
2021.0030.FA0002	E-SQUARED SYSTEMS LLC, 1201 E WASHINGTON AVE 19133223411	REPLACING FIRE ALARM PANEL AT PETCO		03/08/2021	295.68	295.68
Contractor	E-SQUARED SYSTEMS LLC,					

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Fire Alarm Permit

Permit Type:

Permit Number	Name	Description	Valuation	Date Issued	FeeTotal	Total Paid
Totals:	1				295.68	295.68

Foundation Permit

Permit Type:

Permit Number	Name	Description	Valuation	Date Issued	FeeTotal	Total Paid
2021.0031.FD0001	F&M CONSTRUCTION CO, 19120624410	FOOTING/ FOUNDATION PERMIT ONLY- FASTENAL	50,000.00	03/09/2021	668.61	668.61
Contractor	F&M CONSTRUCTION CO,					
Totals:	1		50,000.00		668.61	668.61

Fence Permit

Permit Type:

Permit Number	Name	Description	Valuation	Date Issued	FeeTotal	Total Paid
2021.0028.FP0001	STANTON PHILLIP 2003 S 4TH AVE 18133641418	RSIDENTIAL FENCE		03/03/2021	26.85	26.85
Contractor	STANTON PHILLIP					
Totals:	1				26.85	26.85

Fire Plan Review

Permit Type:

Permit Number	Name	Description	Valuation	Date Issued	FeeTotal	Total Paid
Totals:						

Fire Sprinkler Permit

Permit Type:

Permit Number	Name	Description	Valuation	Date Issued	FeeTotal	Total Paid
Totals:						

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Manufactured Home			Permit Type:		Valuation	Date Issued	FeeTotal	Total Paid
Permit Number	Name	Description						
2021.0033.MH0004	LOPEZ JAMIE 2802 SOUTH 5TH AVE 18120134401	2021 MARLETTE SCHULT 48X28 3 BED 2 BATH SER # HER032785ORAB ON LOT # 24				03/10/2021	295.32	295.32
Contractor	LOPEZ JAMIE							
2021.0034.MH0005	LOPEZ JAMIE 2802 SOUTH 5TH AVE 18120134401	2021 FLEETWOOD 52X27 3 BED 2 BATH MOD # 28523P SER # FLE2010RO2121302AB ON LOT # 16				03/10/2021	295.32	295.32
Contractor	LOPEZ JAMIE							
2021.0035.MH0006	LOPEZ JAMIE 2802 SOUTH 5TH AVE 18120134401	2021 FLEETWOOD 52X27 3 BED 2 BATH MOD # 28523P SER # FLE2100R2121298AB ON LOT # 9				03/10/2021	295.32	295.32
Contractor	LOPEZ JAMIE							
2021.0036.MH0007	LOPEZ JAMIE 2802 SOUTH 5TH AVE 18120134401	2021 FLEETWOOD 56X27 3 BED 2 BATH MOD # 28563W SER# FLE2100R21-21324, SPACE # 23				03/10/2021	295.32	295.32
Contractor	LOPEZ JAMIE							
2021.0037.MH0008	LOPEZ JAMIE 2802 SOUTH 5TH AVE 18120134401	2021 FLEETWOOD 56X27 3 BED 2 BATH MOD # 28563W SER # FLE2100R21-21321 ON SPACE # 31				03/10/2021	295.32	295.32
Contractor	LOPEZ JAMIE							
2021.0038.MH0009	HUGHES MARY & LEONARD 2019 S 12TH AVE 1813634403	1984 HEARTHSIDE 66X28 SERIAL NUMBER 18009				03/15/2021	295.32	295.32
Contractor	HUGHES MARY & LEONARD							
Totals:	6						1,771.92	1,771.92

Mechanical Permit			Permit Type:		Valuation	Date Issued	FeeTotal	Total Paid
Permit Number	Name	Description						

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Mechanical Permit		Permit Type:		Valuation	Date Issued	FeeTotal	Total Paid
Permit Number	Name	Description					
2021.0022.MP0004	THERMEX VALLEY HEATING & A/H 306 EMMA ST 19120533433				02/22/2021	42.42	42.42
Contractor	THERMEX VALLEY HEATING & AIR CONDITION, 2021.0025.MP0005 DIVCO INC, 501 E VALLEY MALL BLVD 19133234011	FOR UPS			02/23/2021	55.31	55.31
Contractor	DIVCO INC, 2021.0027.MP0006 CENTRAL MECHANICAL SERVICE 2001 S 3RD AVE 19133132423				02/26/2021	36.25	36.25
Contractor	CENTRAL MECHANICAL SERVICES, 2021.0032.MP0007 CW RNM SERVICES LLC, 2802 SOUTH 5TH AVE 18120134401	120 GALLON PROPANE TANK ON LOT # 44			03/10/2021	126.25	126.25
Contractor	CW RNM SERVICES LLC, 18120134401						
Totals:	4					260.23	260.23

Plumbing Permit		Permit Type:		Valuation	Date Issued	FeeTotal	Total Paid
Permit Number	Name	Description					
Totals:							

Roofing Permit		Permit Type:		Valuation	Date Issued	FeeTotal	Total Paid
Permit Number	Name	Description					
2021.0023.RO0004	M.G. WAGNER CO. LLC, 903 W AHTANUM RD 19120613402	COMPLETE RE-ROOF OF 3 AREAS AT VALLEY SEPTIC. SCOPE OF WORK INCLUDES A COMPLETE TEAR OFF OF THE EXISTING SYSTEMS, INSTALLATION OF A COVERBOARD AND A FULLY ADHERED EPDM ROOF SYSTEM			02/22/2021	171.59	171.59
Contractor	M.G. WAGNER CO. LLC, 19120613402						

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Roofing Permit

Permit Type:

Permit Number	Name	Description	Valuation	Date Issued	FeeTotal	Total Paid
Totals:	1				171.59	171.59

Sign Permit

Permit Type:

Permit Number	Name	Description	Valuation	Date Issued	FeeTotal	Total Paid
2021.0039.SI0002	CASCADE SIGN 3612 MAIN ST 19120533507	INSTALL NEW DOUBLE SIDED POLE SIGN, LED ILLUMINATION- PREMIER AUTO GROUP		03/17/2021	78.70	78.70
Contractor	CASCADE SIGN					
Totals:	1				78.70	78.70

Water Plan Check

Permit Type:

Permit Number	Name	Description	Valuation	Date Issued	FeeTotal	Total Paid
2021.0040.WC0001	ELLIOTT & SONS CONSTRUCTION	HEB MINI STORAGE FIRE LINES- \$ 33,750		03/18/2021	1,687.50	1,687.50
Contractor	18133641598 ELLIOTT & SONS CONSTRUCTION INC, ELLIOTT RON					
Totals:	1				1,687.50	1,687.50

Report Summary

Permit Type:	Total Qty.	Total Valuation	Total Fees	Mar. Qty.	Mar. Valuation	Mar. Fees
Building Permit	2	51,200.00	1,168.37	1	1,200.00	81.41
Civil Plan Review						
Class Two	1		736.61			
Fence Permit	1		26.85	1		26.85
Fire Alarm Permit	1		295.68	1		295.68
Fire Plan Review						
Fire Sprinkler Permit						
Foundation Permit	1	50,000.00	668.61	1	50,000.00	668.61
Manufactured Home	6		1,771.92	6		1,771.92

Report Summary

Permit Type:	Total Qty.	Total Valuation	Total Fees	Mar. Qty.	Mar. Valuation	Mar. Fees
Mechanical Permit	4		260.23	1		126.25
Plumbing Permit						
Roofing Permit	1		171.59			
Sign Permit	1		78.70	1		78.70
Water Plan Check	1		1,687.50	1		1,687.50
	19	101,200.00	6,866.06	13	51,200.00	4,736.92